



Memorandum

To: Janis Graham, ZBA Chair
Cc: ZBA members, Town Clerk
From: Planning Department
Subject: Area Variance request: 210 Dryden-Harford Road
Date: June 21, 2023

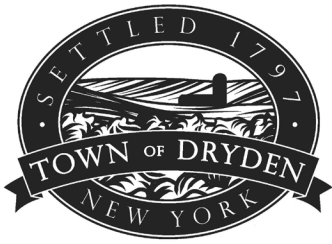
210 Dryden-Harford Road Tax Parcel ID# 50.-1-11.2 Neighborhood Residential Zoning District

Hope Kiley, the homeowner at 210 Dryden-Harford Road, requests relief from the Town of Dryden Code Section 270-6.1, in order to construct an attached leanto garage within the required 50 foot front yard setback. She requests 21 feet of relief to allow an attached leanto garage to be constructed within 29 feet of the road.

A public hearing is scheduled for July 12 at 6:00 pm.

SEQR, County Review, Ag & Markets:

- Granting of individual setback and lot line variances and adjustments are SEQR Type II exempt actions (6 CRR-NY 617.5(c)(16)).
- This action is not subject to Regional GML-239 review pursuant to Inter-governmental Agreement Section II. E.
- Consideration of Ag & Markets requirements is not required for area variance requests (Ag & Markets 25-AA, NYS Town Law 283-A)



Planning Department

93 East Main Street
Dryden, NY 13053

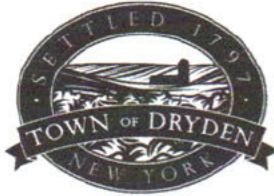
T 607 844-8888 ext. 216
F 607 844-8008
joy@dryden.ny.us

<http://dryden.ny.us/planning-department>

NOTICE that the Zoning Board of Appeals of the Town of Dryden will conduct a Public Hearing to consider the application of **Hope Kiley** for an area **variance** at **210 Dryden-Harford Road**, Tax Parcel ID 50.-1-11.2. This parcel is in the Neighborhood Residential zoning district and the Code of the Town of Dryden requires a 50 foot front yard setback for structures. Applicant requests 21 feet of relief to allow an attached leanto garage to be constructed within 29 feet of the road.

SAID HEARING will be held on **Wednesday July 12, 2023 at 6:00 pm** at Dryden Town Hall, 93 East Main Street, Dryden, NY 13053 at which time all interested persons will be given an opportunity to be heard. You can either attend the hearing in person or remotely. To attend remotely you connect to the hearing via internet or telephone. Details on how to connect will be posted July 11 to the Town website at: dryden.ny.us You can also submit comments prior to the meeting or request meeting details by email to: planning@dryden.ny.us

Individuals requiring assistance should contact the Town of Dryden at 607-844-8888 x 216 at least 48 hours prior to the time of the public hearing.



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Area Variance ZONING PERMIT APPLICATION

Date of Application: 6-2-23 Tax Parcel # 50-1-11.2

Name: Hope Kiley

Address: 210 Dryden-Harford Rd.
Dryden N.Y. 13053

Phone #: [REDACTED]

Application for a Zoning Permit is HEREBY made to:

Build () Extend () Convert () Place a Manufactured Home () Other

Project Description: Storage building (Boat Ect.)

Project Site: 210 Dryden-Harford Rd. Dryden, N.Y. 13053

Project Owner: Hope Kiley Estimated Project Cost: \$: 17,000.00

Project Owner Signature: *Hope Kiley*

Land Owner: _____ Is this a Land Contract Sale? _____

Land Owner Signature: _____

Please note this is NOT A CONSTRUCTION PERMIT. After a Zoning Permit has been issued you will then be required to submit all necessary applications for construction and copies of other required agency permits before a Construction Permit will be issued.

Attached is a copy of the ZONING PERMIT REGULATIONS, a sample site plan, a space for you to provide your necessary site plan. More complex projects may require a more detailed site plan. It must contain the requested site plan details as described within this application.

Zoning Permit Fees

New construction on improved lands – no fee

New construction on unimproved (vacant) lands - \$25.00

Projects requiring an area/setback variance - \$25.00 + \$165 variance application fee

FOR Town Use ONLY:

Zoning Permit Approved: _____ Zoning Permit Denied _____

Under Section(s): _____ Town of Dryden Zoning Law

Signature of Code Enforcement Official: _____ Date: _____

Variance Date: _____ Hearing Date: _____ Approved or Denied: _____

SITE PLAN which CLEARLY ILLUSTRATES Zoning Compliance

The Space below is provided for the applicant to draw a site plan which will show placement of and type of structure or structures FOR WHICH THIS ZONING PERMIT is being applied for.

The following information SHALL be sufficiently detailed on this SITE PLAN so that the reviewer can verify Zoning Compliance.

- 1) Dimensions of the lot in feet.
- + 2) Names of adjoining property owners
- 3) Location of proposed structures.
- 4) Place all driveway & road cuts.
- 5) Structure dimensions & separation
- 6) Location of all existing structures
- 7) Significant topographical features
- 8) Yard dimensions; setbacks
- 9) Road frontage in feet only
- 10) Water courses, contours
- 11) Sewer facilities and wells
- 12) Utilities and utility easements
- 13) North arrow

All lots within the Town of Dryden created after September 1969 SHALL be at least 30,000 Square feet in area and have no less than 125 contiguous feet of Public Road Frontage. Where private septic systems and wells are necessary, Lot Sizes are determined by TOMPKINS COUNTY DEPT, of ENVIRONMENTAL HEALTH.

overhead view

see map A

Attached is a sample site plan which would be acceptable if submitted. If there are questions, or compliance is not possible, please call 607-844-8888 X 216 as necessary 8:00 AM till 4:30 PM Monday through Friday.

Applicants Signature: _____

[Handwritten Signature]

APPEAL TO

ZONING BOARD OF APPEALS
TOWN OF DRYDEN
(Area Variance)

Having been denied permission to Build a lean-to type garage running
the length less 2' of our existing porch. Currently we are at 44' ~~to~~
the From the South Side of our house to the Ditch on Crystal
Drive. The lean-to shed attached to our current residence will
extend an additional 15' thus we would be 29' to the Ditch on Crystal Drive.

At _____ Dryden, N.Y. as shown on the accompanying Application and/or plans
or other supporting documents, for the stated reason that the issuance of such permit would be in violation
of

Section or Section (s) § 270-6.1

of the Town of Dryden Zoning Ordinance

the UNDERSIGNED affirms that the benefit to the undersigned if the variance is granted outweighs the det-
riment to the health, safety and welfare of the neighborhood or community by such grant in that:

If we had a Neighbor instead of a road we would be within
the minimum set back of 15'. We believe the Intent of the Law
was to have open space - our front yard is greater than 100' all boundaries
from our Neighbors property line are over 100'. This project will NOT
affect any ~~one~~ of our Community members.

If you have additional supporting details of information, please attach such details to this application and make
reference to such attachment.

Applicant Signature: _____

Hop Kig

Applicant address: _____

Phone Number: _____

Date: _____

Applicant: Hope Kiley

Date: June 2, 2023

A. IN CONSIDERING WHETHER AN UNDESIRABLE CHANGE WOULD BE PRODUCED IN THE CHARACTER OF THE NEIGHBORHOOD OR DETRIMENT TO NEARBY PROPERTIES WILL BE CREATED BY GRANTING OF THE AREA VARIANCE THE ZONING BOARD OF APPEALS FINDS AS FOLLOWS:

Our property is surrounded by trees - This should only add value to our property - No undesirable change foreseen.

B. IN CONSIDERING WHETHER THE BENEFITS SOUGHT BY THE APPLICANT CAN BE ACHIEVED BY SOME OTHER METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, THE ZONING BOARD OF APPEALS FINDS AS FOLLOWS:

This is the only spot on our property where there is drive access. We will be storing our boat among other drivable items - ~~the~~

C. IN CONSIDERING WHETHER THE REQUESTED AREA VARIANCE IS SUBSTANTIAL. THE ZONING BOARD OF APPEALS FINDS AS FOLLOWS:

This is for storage only - no heating or electricity will be connected or incorporated,

D. IN CONSIDERING WHETHER THE PROPOSED VARIANCE WILL HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT. THE ZONING BOARD OF APPEALS FINDS AS FOLLOWS:

None foreseen - drainage from above properties is connected to ditch and then under Rte 38 to swamp.

E. IN CONSIDERING WHETHER THE ALLEGED DIFFICULTY WAS SELF-CREATED. THE ZONING BOARD OF APPEALS FINDS AS FOLLOWS:

This property has been unchanged from 1987 on. So not self-created.

CRYSTAL DRIVE

APPROX. STREET
5 LINE

CORNELL (PO)
845/224

504°-28'-00"W

230.0'

FOUND IRON ROD

FOUND IRON ROD

Gas well

Leanto Garage

DECK

HOUSE #210

110'±

APPROX. LOCATION OF SEWAGE SYSTEM

BELZ (R.O.)
2507-2346

TAX MAP PARCEL # 50-1-11.2

1.44 ACRES ±

BACKSTOP DRIVE

LOT 58

APPROX. LOT

LOT 59

LOT

LOT

FOUND IRON ROD
4.35'

N 82°-30'-00"W

BECK 47738

HEAD 54128 900-

HEAD

284.37' TO CENTERLINE
584°-43'-00"E

29'

53'±

PINES

CENTERLINE

219.93'

N 01°-22'-35"E

N.Y.S. ROUTE #38
HENDERSON ROAD

ALSO MAP RASH

N
ON 91